

Bob's Hardware Project East Capitol Hill Points of Demonstration

Project Description

514 19th Avenue East
Seattle, Washington

Currently a mid-block vacant lot with an alley in an NC1-40 zone in the east Capitol Hill neighborhood. We propose new construction of 23 units, including live/work units.

Housing Statement and Intention to Build

This project is designed to provide several unit types for different buyers, in a building that fits into the neighborhood. It will be sold as a condominium development. The units are targeted to singles and couples and will consist of 3 townhouses, 18 two-level one bedroom units with high ceilings and built-ins and 2 live/work units located at the street level with mezzanine living lofts accessing the courtyard level with the rest of the community.

Affordability features

We expect to sell units in the building to single buyers and couples. While the building would serve children's needs, the market report does not support a market among families with children for this product type in this neighborhood. The majority of the units will be for buyers earning between 100 and 115% of the area median income. The townhouse units and live-work spaces, if sold to couples will serve the 132% of median income level. The live/work spaces will double as a places of business and thus increase the actual affordability.

These levels of affordability are achieved through the density of units on the property and by making the 18 one bedroom units compact, but designing them to be spacious-feeling and to function well.

Cracking the Codes

Commercial Space Designation

Currently the code does not allow residential use in areas of a building required to be street-level commercial. Allowing live/work spaces will provide a round-the-clock presence on the street side of the building. This enhances safety and encourages "ownership" of the street by the owners of the live/work space. The track record of larger, single tenant commercial spaces in mixed use buildings like this has not been a good one. Much of the street level commercial space is vacant or has a high turn-over rate. Many professionals and small service businesses would like to have a combined unit, for many reasons.

Parking

Parking for this building is reached from the alley and is a combination of standard, tandem and handicapped spaces. The code requires a ratio of 1.1 parking spaces per unit. The garage contains 1.3 spaces per unit for a total of 30 parking spaces including 10 tandem spaces. Given the location of this building on a bus line and close to other major bus service, tandem parking makes sense. Tandem parking works when both spaces are used by one household, or when keys are given to the other party sharing the tandem stack of spaces.

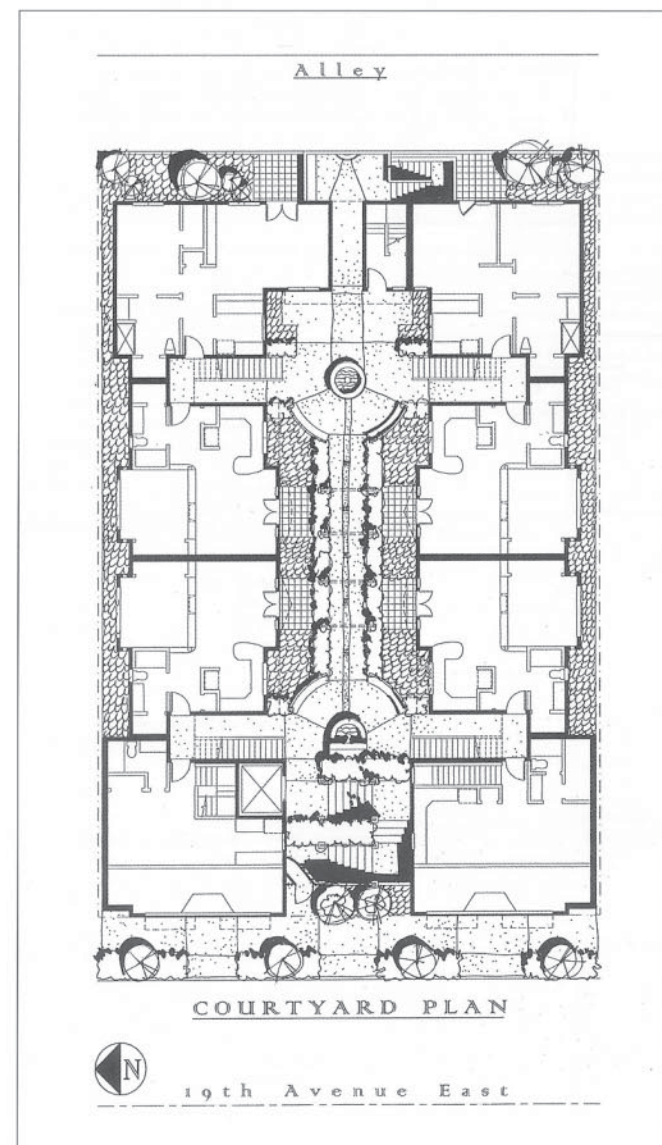
Density

While this project is within the zoned density and lot coverage requirement, the developer seeks to demonstrate that small, appealing units do have a ready market among buyers and that buildings of this density can be very good neighbors. Current density restrictions in the low-rise zones makes these small, efficient and affordable starter condominium units impossible to build. The developer would like to open a dialogue with the city and with neighborhoods about the role of the density limitations in removing entry-level ownership units from the market and forcing people who could be buyers to remain renters or to move out of close-in transit-oriented neighborhoods.

It is the intention of the developer to maintain voluntary demographic, employment and transit use data on the buyers for five years to further bolster the idea that this kind of housing is necessary to our community and that these entry-level buyers are responsible and make good neighbors.

Neighborhood Acceptability/ Consistency with the Neighborhood Plan

The developer has posted a large sign and handout box on the lot explaining the proposal in its early stages, giving the names and addresses of two recent projects in the neighborhood, noting the expected schedule and price range and inviting the neighborhood to attend the Design Review Meetings and/or call the office to talk about the project site and the proposal. The adjoining business owners have also been contacted in person and told about the concept, the developer and the schedule. The developer has been responsible for two, well-accepted projects in the neighborhood.



**Bob's Hardware Project
East Capitol Hill**

Architect:

Paul Pierce
Robert Dalrymple AIA,
Dalrymple & Associates
Seattle, WA

Developer:

Threshold Housing

Project Summary & Jury Comments

While the jury had reservations about the design in its context, they commend the example of first-floor live-work units which have gained adherents and acceptance recently in several neighborhoods.

"Tandem parking" makes good sense in the right situation.



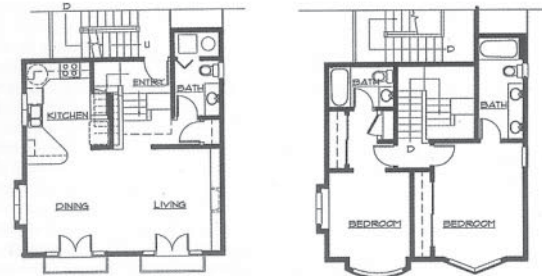
SITE SECTION - Looking North



WEST ELEVATION



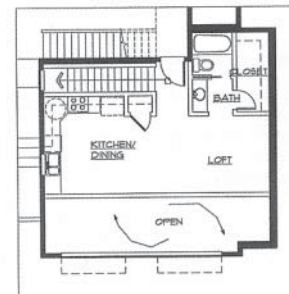
Street Front - 19th Avenue East



PLAN - Townhouse Unit



PLAN - Studio Unit



PLAN - Artist's Loft